

OAKWOOD HOME OWNERS ASSOCIATION

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24 April 2017

Dear Home Owner

Since our previous notice to you dated the 23rd of February 2017, there have been a number of changes and updates which we wish to bring to your attention.

Architectural Guidelines:

In an endeavour to continue improving your investment we have allowed certain alternative options to the original architectural guidelines whilst maintaining the aesthetics of Oakwood.

These revised, new Architectural Guidelines will no longer be available on the Garden Cities website but can now be found at the following site:

www.regwhittakerarchitect.co.za

Should you wish to carry out any alterations please visit this website and go to the Oakwood icon. Click on it and the new revised guidelines will come up giving all the new 'Do's and Don'ts'.

Front of property verges:

As was explained at the AGM, with the current draught in mind, it has been agreed that front verges to your property may now be altered to a more water wise design. Please refer to these rules before embarking on changes. The most important feature is that the layout area must have a feature / design of not less than 30% of the total area. It may not be a total of 'brick paving' or stones. Non-compliance to this rule will require correcting.

All owners that wish to make changes to their front verges must apply to the Committee in writing for approval. Please forward your application to ipg@orangenet.co.za for submission to the Committee.

THE SUPERVISING ARCHITECT WILL NO LONGER APPROVE CHANGES TO THE FRONT VERGE AREAS. PLEASE REFER TO THE COST STRUCTURE AS PER THE ARCHITECTURAL GUIDELINES.

Please do not proceed without a written consent from the Committee.

Nutec boards:

We also wish to bring to your attention that owners may enclose their palisade perimeter fence area with white Nutec boards as indicated in the architectural guidelines. Different coloured Nutec boards, other than white will not be approved or allowed.

Conduct Rules:

We wish to remind owners that there have been amendments to the current Conduct Rules, which were approved at the Annual General Meeting.

We once again attach the copy of the rules for your information.

Thank you to the owners who have responded positively to removing their boats, trailers, and or caravans.

Should you wish to bring any of the above items into the Estate please apply to the Committee in writing to ipg@orangenet.co.za.

Parking in Oakwood:

We request that owners or their visitors do not park on any of the public open spaces (parks). It damages the spray heads and leaves deep furrows in the grass. Transgressors will be subjected to a fine

Please do not park opposite driveways as these should be kept open for free access. Please cooperate with us in this regard.

Security Guards:

It might happen that due to unforeseen circumstances a security guard may be released later than the normal shift changing times. Servest do subscribe to the Labour Relations Act and will do their utmost to relieve the guards on time.

Irrigation of parks and roadsides:

There are currently 4 parks that are watered with the treated effluent water. A specific schedule was drafted in conjunction with Garden Cities and The City of Cape Town in order to accommodate all the Pinehurst garden areas. This may mean that certain parks will be watered during the daytime.

Thanking you for your cooperation.

Kindest Regards

COMMITTEE MEMBERS / MANAGING AGENTS